

**DISTRICT VI ADVISORY BOARD**  
**MINUTES**  
**FEBRUARY 4, 2002**  
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The District VI Advisory Board meeting was held at 7:00 p.m. at Evergreen Recreation Center located at 2700 N. Woodland. In attendance were (11) District Advisory Board Members, (9) City staff members and (33) citizens.

**Members Present**

Linda Matney  
Bob Wine  
Bob Schreck  
David Pendergraft  
Rosalie Bradley  
M. Willis  
Bickley Foster  
Wintilio Ortiz  
John Cohoon  
John Van Walleghen  
K. Irvin  
Sharon Fearey      City Council

**Staff**

Frank Silva	Police Department
Officer Beck	Police Department
Officer Jacobs	Police Department
Santiago Hungria	Police Department
Matt Jordan	City Manager's Office
Marvin Krout	Planning
Scott Knebel	Planning
Steve Lackey	Public Works
Henry Jackson	City Manager's Office

**Guest(s)**

See page seven.

## **ORDER OF BUSINESS**

### **Call to Order**

Council Member Sharon Feary called the meeting to order at approximately 7:00 p.m., welcomed guests, and asked DAB members to introduce themselves.

### **Approval of Minutes**

No official minutes were approved at this meeting.

### **Approval of Agenda**

The meeting agenda was approved.

## **PUBLIC AGENDA**

*The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.*

Lori Miller of Simply Neighbors, Creative Technology gave a short presentation on “Smart Web Design” and explained how the product was available to citywide residents. She described the features on the website and explained that she was the contact person for any citizens that need training on the website/product.

## **BOARD AGENDA**

### **COMMUNITY POLICE REPORT**

*Area Officers will give brief reports on issues, problems, and happenings throughout District VI.*

Officer Santiago Hungria relayed information about reported vandalism and theft in the 1500 block. Hungria said that Police handed out flyers to residents petitioning them to start a “Neighborhood Watch.” Hungria also spoke about newly annexed areas in the district (near 23<sup>rd</sup> and 29<sup>th</sup> St. by Hoover Rd.) and how Community Police familiarized themselves with the neighborhood and people within the newly annexed areas. Lastly, Hungria spoke about an advisory committee formed, 3020 W. 13<sup>th</sup> (Paradise Club) and the problems experienced in the area but said Community Police will monitor the area closely.

Officer Silva, Community Policing North, spoke about a graffiti problem at 2243 N. Fairview and a “domestic violence gang situation.” He spoke about a suspect involved in a drive-by shooting, who was stopped after a 20-minute car chase and how he was also suspected in graffiti incidents in the area. Silva spoke briefly about other arrests and incidents in the area.

**Recommendation:** These were information items only.

## **PLANNING**

1. **CON-2001-00069**-Conditional use for a portable rock crusher on property zoned “GI” General Industrial, generally located on the west side of Ohio St. approximately ¼ mile north of 29<sup>th</sup> Street North.

**\*\*\*\*\*THIS ITEM WAS DEFERRED**

2. **ZON 2001-00069**- Zone change from “SF-5” Single-Family Residential to “LI” Limited Industrial, generally located north of I-235 and east of Seneca.

This case was referred back to DAB VI from the City Council. The site was commonly referred to as the old “Ripley Plant.” Scott Knebel, Planning Department presented background information on the zoning request. He stated that the zoning change request had been referred back to the District Advisory Board by the City Council because two issues-“non-conforming” use status and environmental impacts had not been yet determined. This additional information was supposed to be presented at the current DAB VI meeting but the applicant, as well as the Planning Department had no additional information to provide. Knebel said that the old plant once stored fuel for a power plant approximately 60 years ago and that the owner hasn’t registered use with the City to establish use “by-right,” under non-conforming rules. He said the applicant indicated that original use was never discontinued (if use stopped for period of two years or more, then certain restrictions apply).

Knebel said that although the City doesn’t have staff to determine structural integrity, the owner has to have a “structural engineer” look at the site to determine its use. He said the Health Department hasn’t tested the site for environmental impact. Health has conducted tests in the right-of-way for the Little Arkansas River and didn’t find any violations. Russ Davin said he was trying to convene staff from Ritchie Corp., City, etc. for an on-site tour/inspection of the facility. Davin said OCI, Health and the Ritchie Corporation looked at the site and found no contamination. Also, he said the company was in the process of documenting that the original site’s use was never discontinued.

DAB VI asked about the type of fuel the tanks stored, increasing truck traffic, liability issues for residents in area, etc. The applicant told DAB members that there would be no great risk to residents in the area and said that the use had already been approved/zoned and they were simply reusing a preexisting site. Additionally, numerous members of the public who lived in the area, expressed concerns about the zone change request. Residents asked how the zone change and subsequent business would impact their immediate environment-pollution, proper street infrastructure, decreasing home values, low lying flood issues and bridge support, no existing sidewalks and noise. Although the applicant addressed most of these questions, the main issues-environmental impact and non-conforming use status could not be answered at the meeting.

**Recommendation:** DAB members voted unanimously, 10-0, to deny the request for a zone change from “SF-5” Single-Family Residential to “LI” Limited Industrial. DAB VI also voted 9-1 in favor of tabling the issue and deferring the item until their next

“official” (3-4-02) DAB VI meeting. Additionally, DAB members recommended that the Metro Area Planning Commission defer the item until DAB VI had another opportunity to hear the applicant address the main questions, non-conforming use and environmental impact, they had.

**3. Old Town Overlay-** *Council Member Fearey will discuss the proposed expansion of the Old Town Overlay.*

Fearey introduced the item by briefly stating that since the Cinema Project was being constructed in the near future, the boundary in this area needed to be readjusted. She asked DAB members if they would like to defer this item and place on the March 4, 2002 agenda.

**Recommendation:** DAB members concurred and the item was deferred for approximately one month.

**BOARD AGENDA**

**4. Lift and Pump Station**  
*Public Works will present information regarding this lift and pump station located near Riverside Park.*

Jeff Bradley and Tyler Boat, Civil Engineers for the Baughman Company, delivered a presentation to the board on the above referenced lift and pump station (located across from Park Villa). The Baughman Company was selected by the City to design the lift and pump station and the engineers were present to receive approval for the site plan/design from DAB VI. Bradley and Boat described the site/area and spoke about how the age of the system (60 years) made storm water infiltration difficult. Additionally, they described the “siphon” process and how the maintenance was hard to maintain on the system. Bradley and Boat said they met with the Water & Sewer Director, David Warren, and discussed issues such as directional drilling for the force main to reduce surface impact. DAB members asked about the height of a scat tower and screen wall and Baughman engineers replied that the screen wall would be 9ft. and the scat tower was 40ft. Foster asked if the proposed pump and lift station required a zoning permit? Krout said the engineers would have to go through a conditional-use process. Lastly, DAB members asked about noise and the engineers said that since the pumps are underground, noise would not be a problem.

**Recommendation:** DAB members voted 10-0 to approve the lift station.

5. **CIP Review**

*DAB members have asked for a review of the plan.*

Matt Jordan provided a very brief introduction and review of the CIP plan and asked DAB members to direct technical questions to Steve Lackey, Public Works Director and Marvin Krout, Planning Director. Krout advised DAB members of the process taken when the CIP and Comprehensive Plan conflict. He said that per State law, the Planning Department reviews the CIP and is responsible for advising the governing body if the CIP is consistent with the Comprehensive Plan. If there is inconsistency between the two documents, Krout said a majority vote by council will override the inconsistency. If the CIP is approved, the vote/action automatically amends the Comprehensive Plan. Krout then described the two inconsistencies between the CIP and Comprehensive Plan. The two main issues were water projects and arterial streets. The water projects were outside immediate growth areas in the city and the arterial streets debate was over two-lane versus four-lane or five-lane streets. Lackey and Krout also discussed safety issues associated with building roads with no curb and gutter-health concerns from water run-off. Jordan described how the CIP was developed. Lackey spoke about the projects that had federal and state money attached to it and their impact on the CIP, as well as, the value (inflation) of money.

\*\*\*\*\*Action taken: Receive and file.

6. **Discussion of DAB procedures**

*The item was deferred as Council Member Fearey continues researching procedures related to the DAB.*

\*\*\*\*\*Action taken: Defer the item.

7. **Problem Properties**

*DAB Members are given the opportunity to identify and report problem properties throughout District VI.*

2731 N. Meridian-tire(s) in front yard, Sidewalk on N. side of 21<sup>st</sup>, east of Marigol and Sidewalk on S. side of 21<sup>st</sup>, east of Big Arkansas Bridge.

\*\*\*\*\*Action taken: Receive and follow-up with appropriate departments.

8. **Updates on Previous Issues**

- Meridian at K-96/I-235: KDOT in conjunction with the City of Wichita conducted an analysis of this location (2000). Based upon the crash analysis and traffic counts taken, KDOT would not recommend installing a signal light at this time.

- North Seneca Sand Pit: OCI met with the owner and construction company. They were formally issued a stop work order for bringing in new brick. They are to continue to level and clean what was already there for the rest of the week. The construction company has the right to continue with other work since he owns the land but the “landfill” brings in brick for fill is now under a stop work order.

\*\*\*\*\*Action taken: Receive and file.

9. **Neighborhood Reports**

*DAB Members will be allowed time to give reports from their neighborhood and/or homeowners groups on what events/activities are taking place throughout their areas.*

Bradley briefly gave a summary of the meeting she recently attended on offenders and spoke of issues such as community paroling, release from prison standards.

\*\*\*\*\*Action taken: Receive and file.

**ANNOUNCEMENTS**

- ⇒ February 20<sup>th</sup>, Community Listening Session, Evergreen Recreation Center at 7 p.m. Topic: 6<sup>th</sup> District School Rehabilitation.
- ⇒ Bridge Task Force Meetings-Meetings will be held at the Evergreen NCH

February 6, 2002, 7:00 pm, Wednesday, Conference Room,  
February 21, 2002, 7:00pm, Thursday, Recreation Center  
February 27, 2002, 7:00pm, Wednesday, Conference Room

**ADJOURN**

With no other business, Council Member Feary adjourned the meeting at 10:20 p.m.

Respectfully Submitted,

Henry Jackson, Management Intern  
City Manager's Office

**Guests**

Berle Willis	3834 Woodrow
Larry Perlman	4401 N. Arkansas
Dorethea Sloan	3929 N. Athenian
Ann Byers	3853 Friar Lane
Mel Byers	3853 Friar Lane
Greg Piland	4320 N. Seneca
Jack Deatherage	4234 N. Seneca
Stan Wine	2027 W. 36 <sup>th</sup> St. North
Jeff Bradley Jr.	Baughman Company
Tyler Voth	Baughman Company
Jeny Pritchard	Indian Hills River Bend N.A.
Jo Ann Baugh	3510 N. Clarence
Lori Miller	300 W. Douglas #305
Jimmy Wooley	3841 Friar
Gaer M. Dallcie	3835 Friar
Elizabeth Brewer	3826 Friar
Hilga Gelington	3513 N. Clarence
Wally Gelington	3513 N. Clarence
Cleta Mitchell	3815 Friar Lane
Sheryl L Eudicolt	3816 Friar
Marilyn Mc Fadden	1701 Nottingham
Charles Mc Fadden	1701 Nottingham
Dale Heckle	3884 Friar Lane
Roger K Birckhead	3879 Friar Lane
Larry R. Endicoh	3816 Friar Lane
Alexandros Cavgalar	3702 N. Coolidge
Andrea Cavgalar	3702 N. Coolidge
Lester McGuire	2926 Porter
Dorothy Clark	1915 Nottingham Lane
Don Clark	1915 Nottingham Lane
Clarena Borger	3916 Garland
Willa M. Borger	3916 Garland
Fred Halen	4959 Armstrong